



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Meeting Agenda

City Council

Tuesday, September 7, 2021

6:00 PM

Council Chambers

Study Session Meeting to be held at 3:00 p.m. with a Dinner Break at 5:15 p.m.

A. CALL TO ORDER - STUDY SESSION (3 P.M.)

- A.1 21-399 Discuss regular agenda items
- A.2 21-426 Discuss and Provide Direction for Mayor's 135 Betterments Task Force Recommendation
- A.3 21-441 Receive biannual update from the Senior Advisory Board
- A.4 21-379 Discuss the City Manager's Proposed Fiscal Year 2021-22 Balanced Budget and Proposed Current Year Amended Budget
- A.5 21-400 Discuss future agenda items

B. EXECUTIVE SESSION

- B.1 21-407 Council may convene into closed executive session pursuant to Section 551.071 of the Texas Government Code to deliberate regarding:
- Pending or contemplated litigation styled City of Coppell, et.al. vs. Glen Hager, Comptroller of Public Accounts
 - A matter requiring the provision of legal advice and counsel constituting attorney/client communication regarding property maintenance standards, Section 56-51 of the Code of Ordinances
- Council may convene into a closed executive session pursuant to Section 551.087 of the Texas Government Code to deliberate regarding:
- Discuss an economic development incentive agreement for Project Miracle

C. CALL TO ORDER - REGULAR MEETING (6 P.M.)

D. INVOCATION & PLEDGE OF ALLEGIANCE

E. CEREMONIAL ITEMS

- E.1 21-376 Recognition of Frances Dickerson for 45 years of dedicated service to the City of Farmers Branch Police Department

Texas Agricultural Code Chapter 251

251.002

(2) "Governmental requirement" includes any rule, regulation, ordinance, zoning, or other requirement or restriction enacted or promulgated by a county, city, or other municipal corporation that has the power to enact or promulgate the requirement or restriction.

251.005(c) A governmental requirement of a city does not apply to any agricultural operation situated outside the corporate boundaries of the city on the effective date of this chapter [August 31, 1981]. If an agricultural operation so situated is subsequently annexed or otherwise brought within the corporate boundaries of the city, the governmental requirements of the city do not apply to the agricultural operation unless the requirement is reasonably necessary to protect persons who reside in the immediate vicinity or persons on public property in the immediate vicinity of the agricultural operation from the danger of:

(1) explosion, flooding, vermin, insects, physical injury, contagious disease, removal of lateral or subjacent support, contamination of water supplies, radiation, storage of toxic materials, or traffic hazards; or

(2) discharge of firearms or other weapons, subject to the restrictions in Section 229.002, Local Government Code.



FARMERS
BRANCH

Code Enforcement
13000 William Dodson Pkwy
Farmers Branch, TX 75234
(972) 919-1414

NOTICE

Si necesitas a alguien que habla español para comprender el aviso contáctalo (972) 919-2671

10/20/2021

Mercer Crossing Land LTD
ARI Land GP, LLC
1722 Routh Street #770
Dallas, TX 75201

Code Case Number: CE21-1556

The City of Farmers Branch is committed to providing all residents and businesses a clean, safe and attractive place to live, learn, work and play. The City is requesting that all residents and businesses participate in attaining this goal by maintaining their properties in compliance with the standards set forth by City Codes.

I'm Officer Bonanno, and on a recent visit to your neighborhood, the item(s) listed below at 1700 Lakeway Blvd also known as Westside Section 1 Blk D Split 1 & ABND ROW ACS 26.6369 - Dallas County Parcel 242317400D0000100 was/were found to be out of compliance with City Codes.

- | | |
|--|---|
| 1. <input checked="" type="checkbox"/> *Grass, Weeds, Vegetation | 9. <input type="checkbox"/> Inoperable Vehicles |
| 2. <input checked="" type="checkbox"/> *Trash and Debris | 10. <input checked="" type="checkbox"/> Outside Storage |
| 3. <input type="checkbox"/> *Vacant/Unsecured Structures | 11. <input type="checkbox"/> Rental Property License |
| 4. <input type="checkbox"/> *Graffiti | 12. <input type="checkbox"/> Minimum Building Standards |
| 5. <input type="checkbox"/> *Unsecured Structures | 13. <input type="checkbox"/> Parking |
| 6. <input type="checkbox"/> *Junk Vehicles | 14. <input type="checkbox"/> Recycling Containers |
| 7. <input type="checkbox"/> *Signs | 15. <input type="checkbox"/> Certificate of Occupancy |
| 8. <input type="checkbox"/> Fence Maintenance | 16. <input type="checkbox"/> Other: _____ |

OFFICER COMMENTS:

Hay bales cannot be stored on a lot for more than 7 calendar days. Remove the hay bales from the property.

A 20-foot perimeter around the parcel must be mowed so that the grass/weeds do not exceed 8 inches in height. All vegetation encroaching over the curb/street must be edged or removed. Trim around all objects on the property and adjacent rights-of-way including but not limited to fire hydrants, signs and other objects.

A re-inspection will be performed at this location ten days after the date of this notice. If you need more time to correct the violation(s) on the property, please call me at (972) 919-2540 to request an extension. If you do not correct the violation(s) within the allotted time, you may receive a citation or a summons to appear in Municipal Court.

OUR CORE VALUES

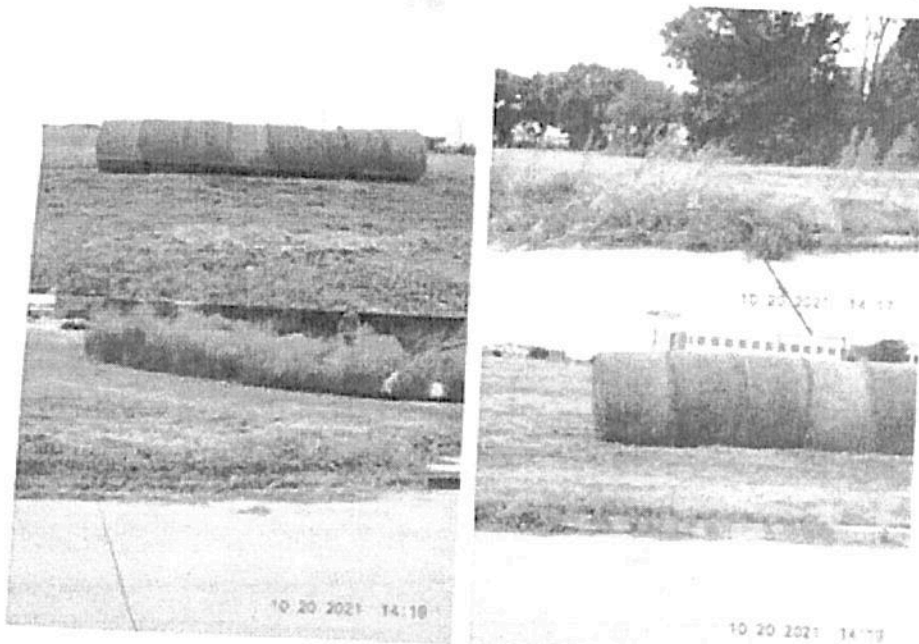
Respect • Excellence • Accountability • Care • Trust
www.farmersbranchtx.gov

If you have any questions or concerns, you may call me at (972) 916-2540. Let's work together to ensure that we have a quality of life in Farmers Branch that is second to none.

THANK YOU in advance for your quick attention to this matter.

Leo Bonanno, Code Enforcement Manager
Leo.Bonanno@farmersbranch.tx.gov

*Photos are included to assist you in locating violations but are not all inclusive. Please read the Officer's comments above to ensure all violations on the property are abated.



IMPORTANT

Notices of Violation expire 30 days after they are issued in accordance with state and city law. This is the only notice you will receive for this type of violation for the next year. Repeat or unabated offenses may result in a citation, a court summons, and/or an invoice for work performed by the City to correct the violation. Offenses marked with a (*) can be corrected by the City without further notice if you fail to do so, and unpaid invoices can result in liens against the property.

TEXAS HOUSE OF REPRESENTATIVES

1001.0101

October 20, 2021

Attorney General Ken Paxton
Office of the Attorney General
300 W. 15th Street
Austin, TX 78701

General Paxton,

Texas is a phenomenal state and Texans are an extraordinary people. Texans revere their Almighty. Texans value rugged individualism. Texans — those who genuinely make our state great; they pay the exorbitant property taxes; they submit to all of the onerous regulation; they pay the astounding tuition rates for their children; they fight and die in the endless wars; they give and give because their parents and grandparents gave them a great State — their natural rights which originate from their Almighty: Life, Liberty, Pursuit of Happiness. Above all, Texans champion the rule of law.

Farmers and ranchers built Texas. Farmers and ranchers won our freedom at San Jacinto. Farmers and ranchers were the Freedmen in the aftermath of the Civil War. Farmers and ranchers provide our state fiber, food, and fuel. However, who is ensuring freedom and independence for our farmers and ranchers?

Right now, a fellow Texan, James Lockridge, who is a farmer and rancher, is under regulatory siege. He understands that cities have some discretion in mitigating nuisances that result from an agricultural operation. However, the Texas Agriculture Code Section 251.004(a) expressly states:

"No nuisance action may be brought against an agricultural operation that **has lawfully been in operation for one year or more prior to the date on which the action is brought**, if the conditions or circumstances complained of as constituting the basis for the nuisance action have existed substantially unchanged since the established date of operation."

Despite the statute, a few municipalities are requiring him remove hay bales off of his hay fields within seven days and without rationalizing how hay bales are a nuisance on day eight versus day six. Some newly enacted ordinances are requiring hay producers such as James Lockridge, to maintain low-cut perimeters of 20 – 250 feet. Mr Lockridge estimates that the one municipality requiring a 250 foot low-cut perimeter (~83 yards') will result in putting at least 15 acres out of a 100-acre hay field out of production.

I am requesting that you do the following immediately:

- a) Immediately have a meeting with Mr. James Lockridge and myself, other affected-agriculture producers, along with agricultural stakeholder organizations;

TEXAS HOUSE REPRESENTATIVES

- b) Immediately, consider delaying any Texas' municipality's action regarding regulating a lawful agricultural operation until your office can evaluate the implementation and enforcement of related statutes. Hat season is ending and will restart in the spring. There is no reason to expedite these regulations at this point.
- c) Plan to assist the Texas Legislature in developing constitutional provisions and statutory guidance that clearly validates the right to farm and ranch and places future enforcement in the Office of the Attorney General.

Agriculture is a critical industry and is fundamental to our national security and sustainability. COVID-19 inspired shutdowns and slowdowns, along with border security challenges and decades of detrimental international trade policies, have exacerbated food supply-chain disruptions. Texas consumers are experiencing record levels of food staple inflation and shortages. Agricultural producers are besieged by non-competitive trade practices, farm equipment shortages, hyper-inflation, and extreme commodity and input price swings. This is not the time for imprudent regulatory action against our state's agricultural producers. No pun intended: We cannot farm out our food independence and sustainability to the Chinese Communist Party (China).

For God & Texas!



James White
State Representative
House District 19
